



# DESIGN REVIEW BOARD

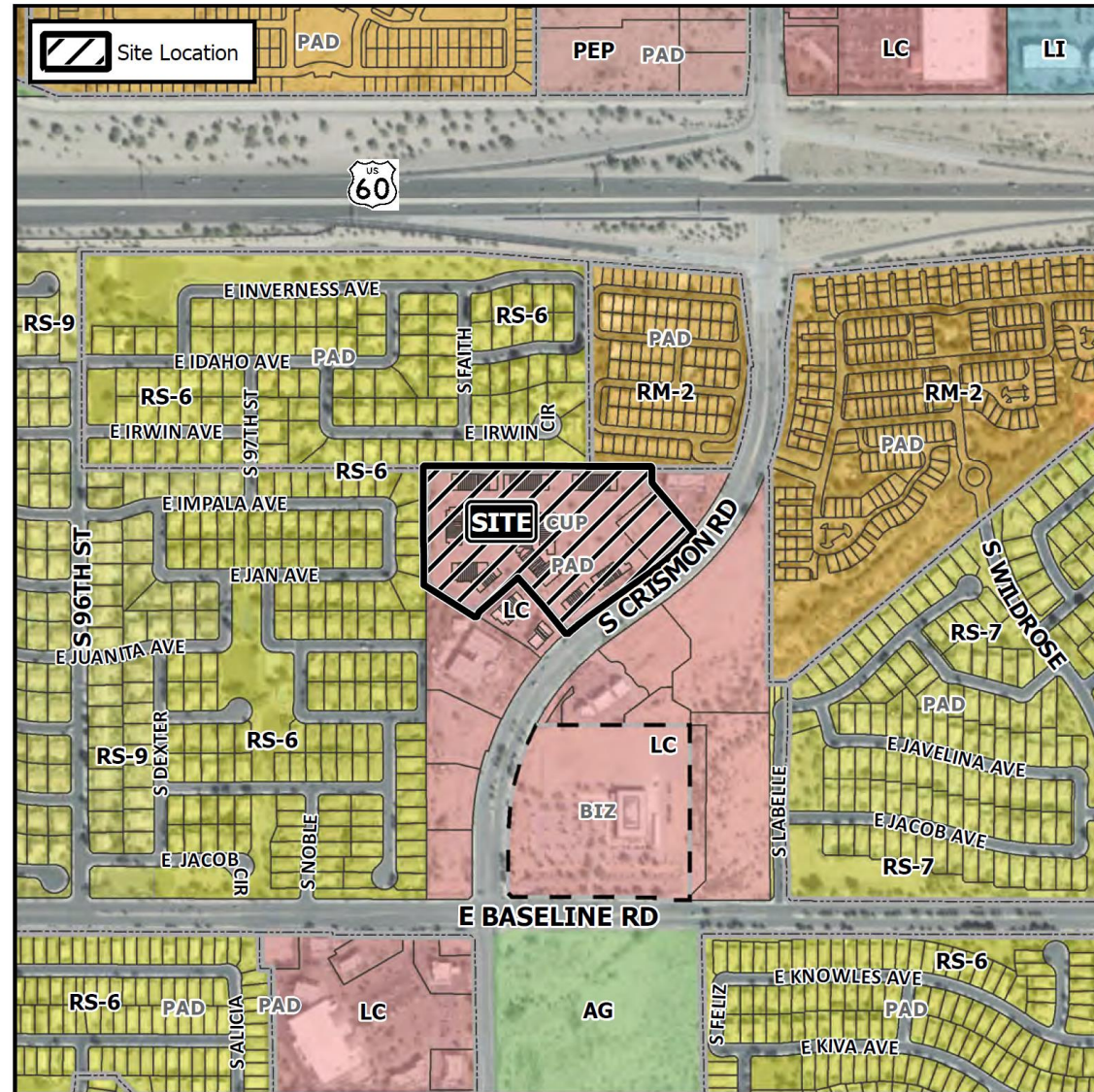
April 13, 2021



**DRB21-00094**

# Location

- West of Crismon Road
- North of Baseline Road
- South of US 60 Freeway





## Request

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- Design Review

## Purpose

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- Phase I -proposed apartment only

# Site Photos



Looking west from Crismon Road



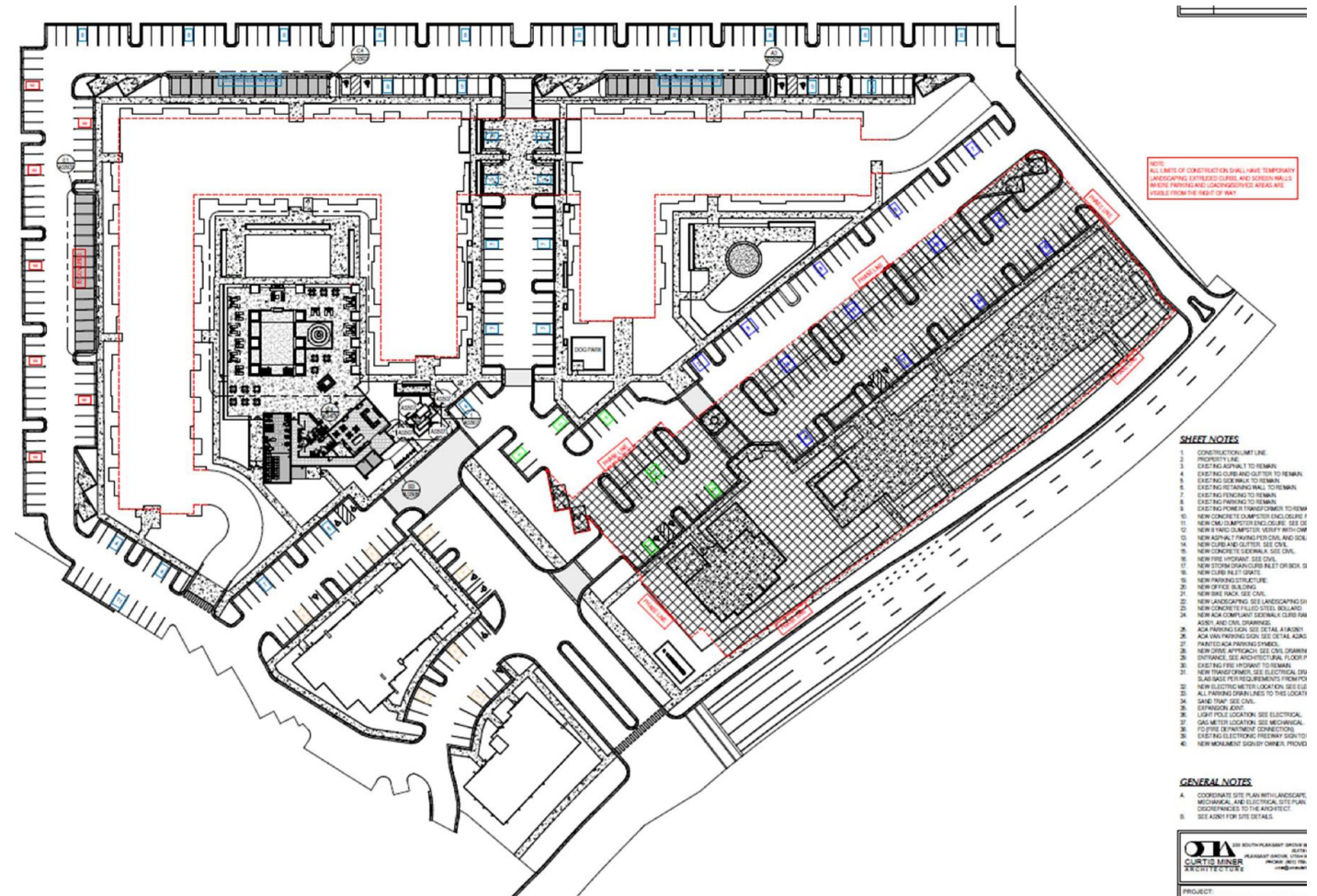
Looking north both sides of Crismon Road

- Mixed Use Development
- Approved Site Plan (ZON19-00871)

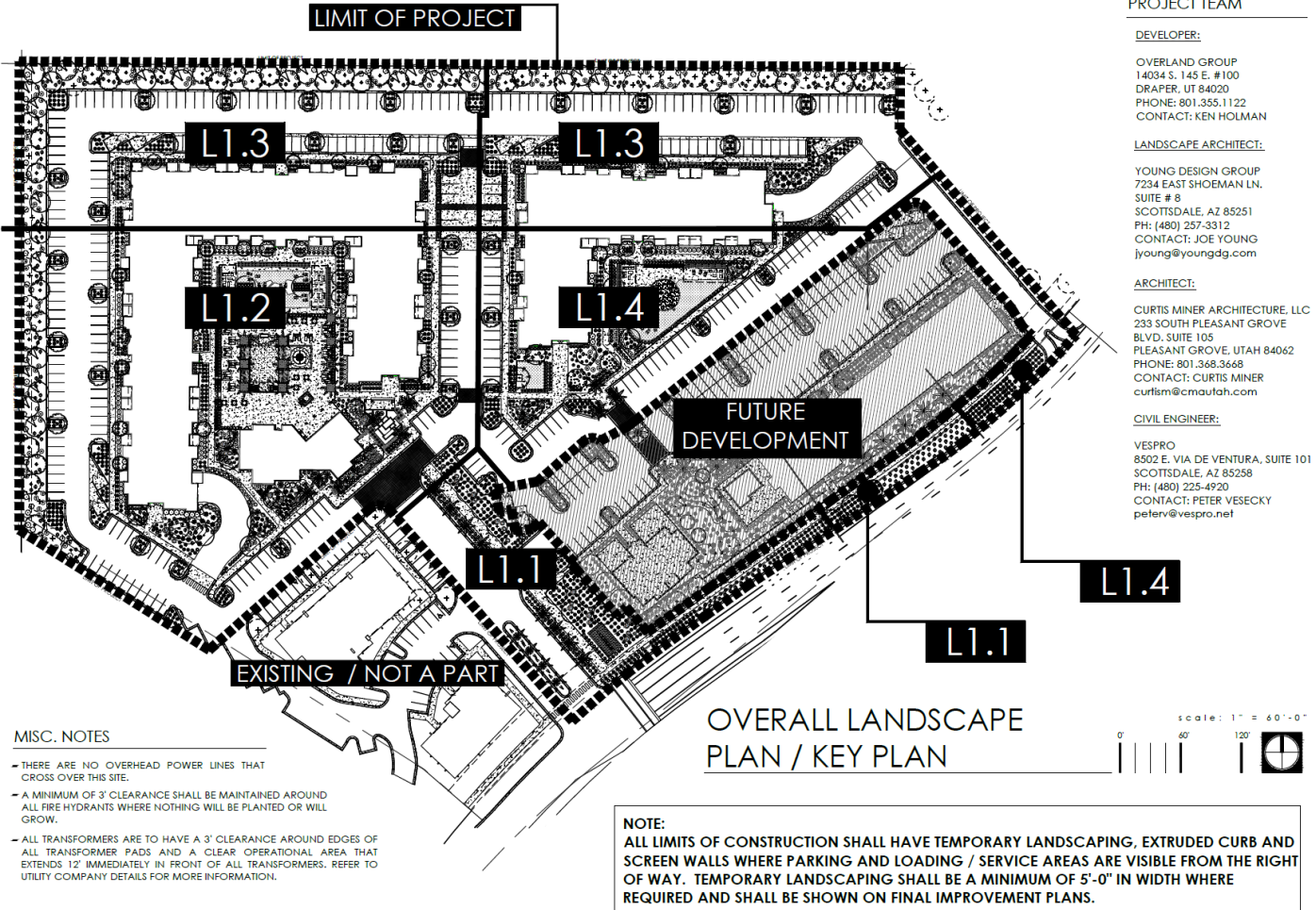


# Site Plan

- Phase-I, apartments within approved site plan for mixed use development (apartment, hotel and restaurant)
- Direct access from Crismon Road.
- Cross access between uses












# Landscape Plan



















# Landscape Plan

## PLANT SCHEDULE

\*\*NOT PLANTED IN PUBLIC R.O.W. OR  
REQUIRED PLANTING AREAS

TREES	SIZE / REMARKS	QTY
 EXISTING TREE TO REMAIN IN PLACE MESQUITE / PALO VERDE HYB MIX	EXISTING	PER PLAN
 ACACIA SALICINA WEeping ACACIA	24" BOX / STANDARD TRUNK	17
 PISTACIA LENTISCUS MASTIC TREE	36" BOX / STANDARD TRUNK	18
 CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX / 36" BOX MULTI-TRUNK / MATCHED	70 / 20
 TIPUANU TIPU TIPU TREE	24" BOX / STANDARD TRUNK	12
 PHOENIX DACTYLIFERA / WASHINGTONIA SPP. PALM SPECIES	16' HT. / MATCHED / DIAMOND CUT	29
 PROSOPIS HYBRID 'SEEDLESS' SEEDLESS HYBRID MESQUITE	24" BOX / STANDARD TRUNK	27
 QUERCUS VIRGINIANA LIVE OAK	24" BOX / STANDARD TRUNK	12
 ULMUS PARVIFLORA 'TRUE GREEN' TRUE GREEN ELM	24" BOX / STANDARD TRUNK	16

ACCENTS / VINES	SIZE	QTY
 ALOE BARBADENSIS MEDICINAL ALOE	5 GAL	88
 HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA	5 GAL	133
 CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	20 GAL	11
 HESPERALOE P. 'BRAKELIGHTS' RED HESPERALOE	5 GAL	59
 HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	34
 MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	5 GAL	992
 MUHLENBERGIA LINDHEIMERI AUTUMN GLOW DEER GRASS	5 GAL	78
 PACHYCEREUS MARGINATUS MEXICAN FENCEPOST	4'-5' SPEAR VARY HT'S	8

SHRUBS	SIZE	QTY
 CALLISTEMON CITRINUS 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL	119
 **CARISSA GRANDIFLORA 'TUTTLE' TUTTLE'S NATAL PLUM	5 GAL	102
 DODONEA VISCOSA HOPSEED BUSH	5 GAL	15
 EREMOPHILA MACULATA VALENTINE BUSH	5 GAL	440
 LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	207
 MYRTUS COMMUNIS DWARF MYRTLE (ALT: XYLISOMA)	5 GAL	138
 NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	224
 RUSSELIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL	43
 TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL	110

# Elevations

- Building A



# Elevations

- Building B



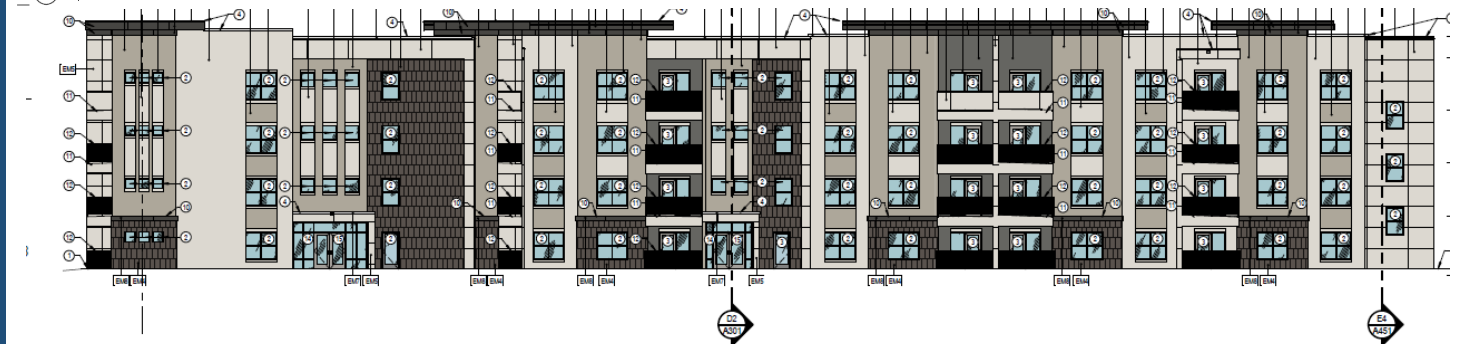
**B1** NORTH ELEVATION  
A201 SCALE: 3/32" = 1'-0"



**D1** OVERALL EAST ELEVATION  
A01 SCALE: 3/32" = 1'-0"



**D1** WEST ELEVATION  
A01 SCALE: 3/32" = 1'-0"



**B1** OVERALL SOUTH ELEVATION  
A202 SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL PER

# Renderings



# Renderings



# Color and Material Board



STUCCO #1  
TO MATCH - SHERWIN-WILLIAMS  
SW 9166 - DRIFT OF MIST



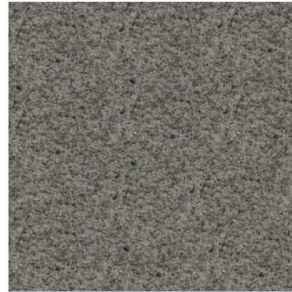
STUCCO #2  
TO MATCH - SHERWIN-WILLIAMS  
SW 7045 - INTELLECTUAL GRAY



STUCCO #3  
TO MATCH - SHERWIN-WILLIAMS  
SW 7645 - THUNDER GRAY



METAL TRIM #1  
KYNAR - DARK BRONZE



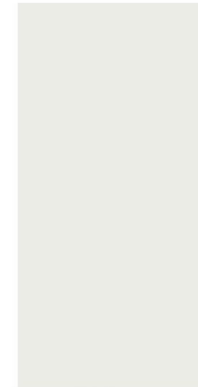
AMERISTONE FINISH SYSTEM  
020 - MIDNIGHT STORM



FIBER CEMENT BOARD #1  
PAINTED - SHERWIN-WILLIAMS  
SW 9166 - DRIFT OF MIST



FIBER CEMENT BOARD #2  
PAINTED - SHERWIN-WILLIAMS  
SW 7645 - THUNDER GRAY



METAL TRIM #2  
KYNAR - BONE WHITE



METAL SOFFIT SYSTEM  
DIZAL - PLANTATION TEAK COGNAC  
- 123-05



EXTERIOR FINISHES

# Lighting



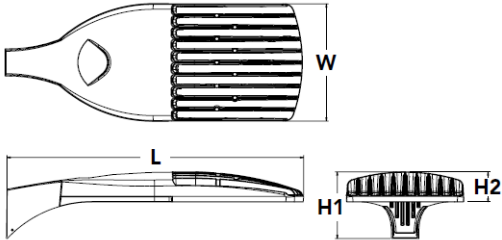
d#series

## D-Series Size 1 LED Area Luminaire



### Specifications

EPA:	1.01 ft <sup>2</sup> (0.09 m <sup>2</sup> )
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



## CNY LED LED Canopy/Ceiling Luminaire



### Specifications

	CNY LED P0/P1/P2
Width:	10"
Height:	4.7"
Depth:	10"
Weight:	6.5lbs

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30



SCALE: N.T.S.



SCALE: N.T.S.

5 PAVERS (AT CROSSWALKS AND CLUBHOUSE DRIVE)

SCALE: N.T.

4 PET STATION

SCALE: NT

# Design Guidelines

## Section 11-6-3

- |   |  |
|---|--|
| ✓ | Design incorporates multiple materials   |
| ✓ | Wall articulation  |
| ✓ | Roof Articulation  |
| ✓ | No more than fifty percent (50%) of the total façade may be covered with one (1) single material |

# Summary

## Findings

- Staff welcomes any feedback

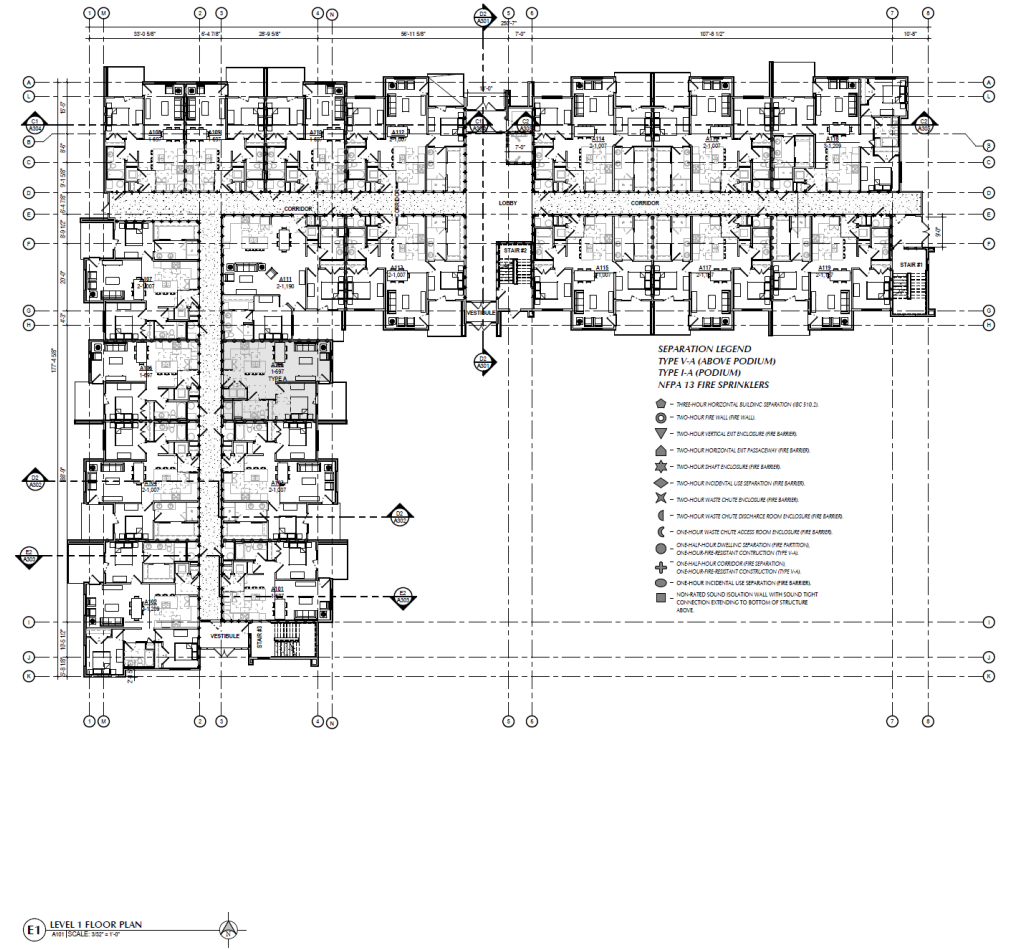
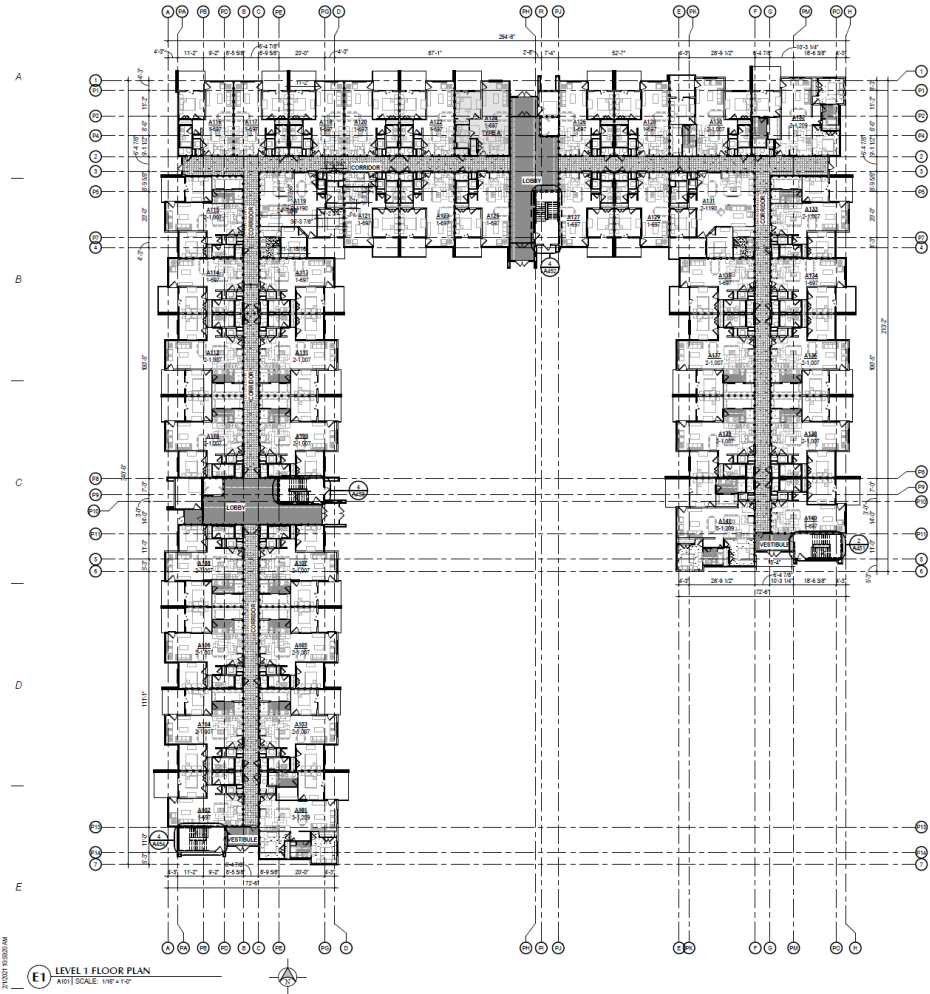


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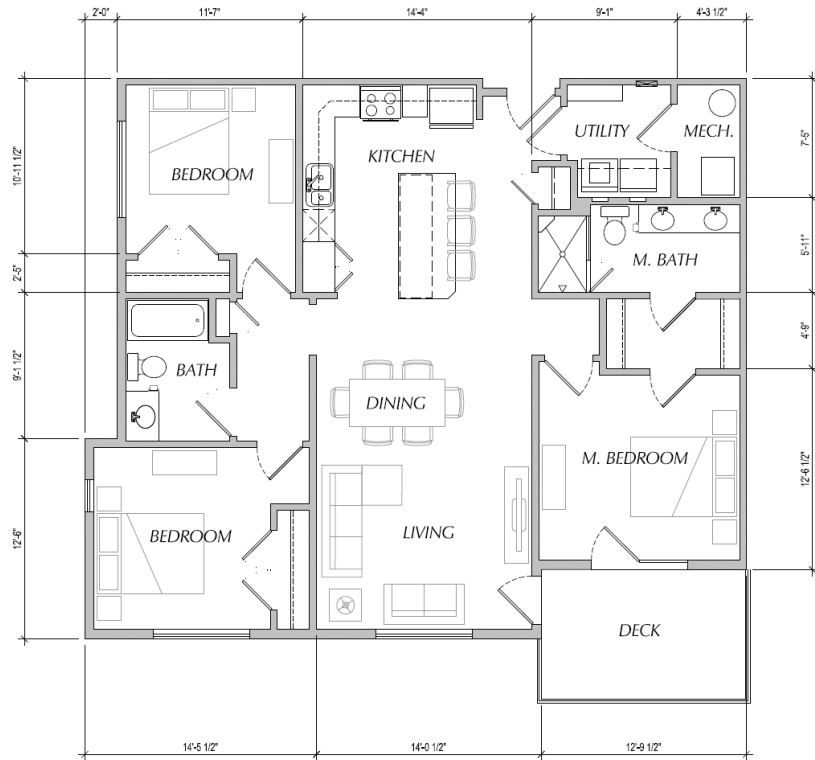
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# Floor Plan

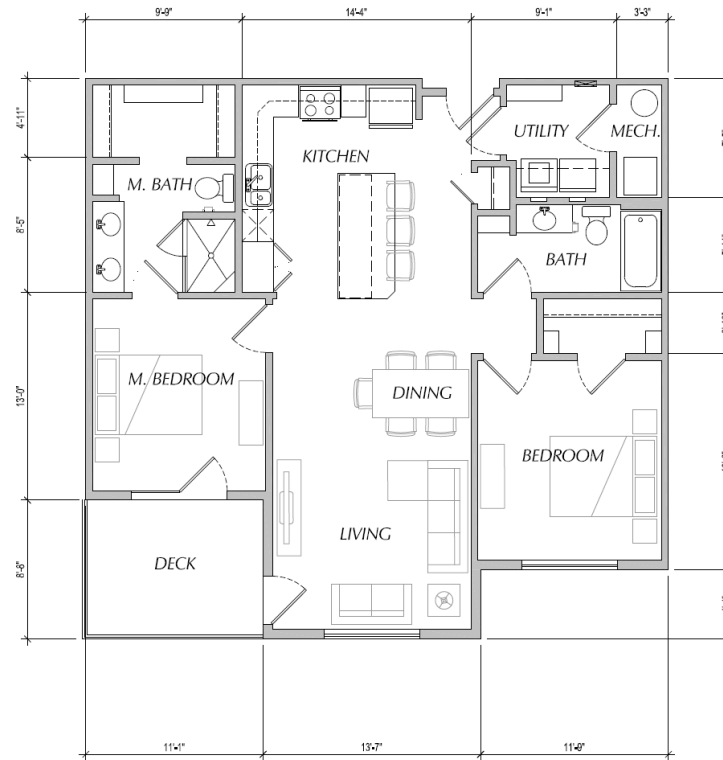
Building A      Building B



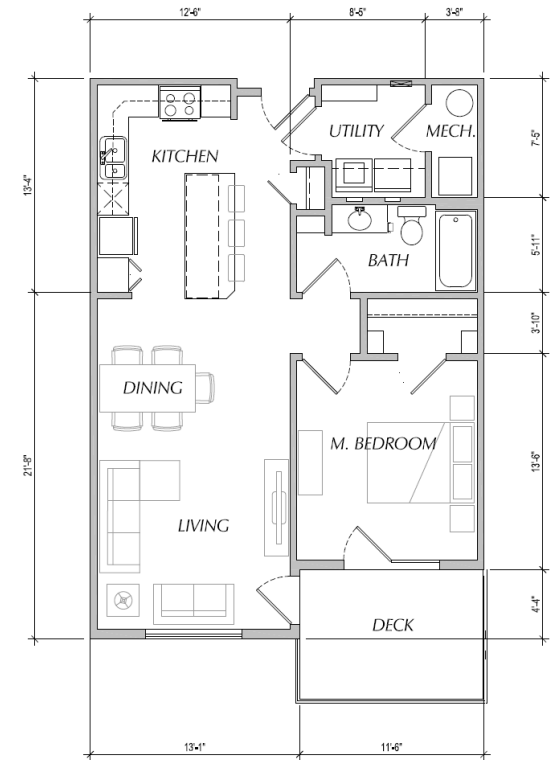
# Floor Plan



**3 BEDROOM / 2 BATHROOM PLAN 'A'**  
 UNIT: 1,343 SF  
 TOTAL: 1,446 SF  
 DECK: 103 SF  
 SCALE: 1/4" = 1'-0"



**2 BEDROOM / 2 BATHROOM PLAN 'A'**  
 UNIT: 1,104 SF  
 TOTAL: 1,216 SF  
 DECK: 92 SF  
 SCALE: 1/4" = 1'-0"



**1 BEDROOM / 1 BATHROOM PLAN 'A'**  
 UNIT: 807 SF  
 TOTAL: 689 SF  
 DECK: 92 SF  
 SCALE: 1/4" = 1'-0"